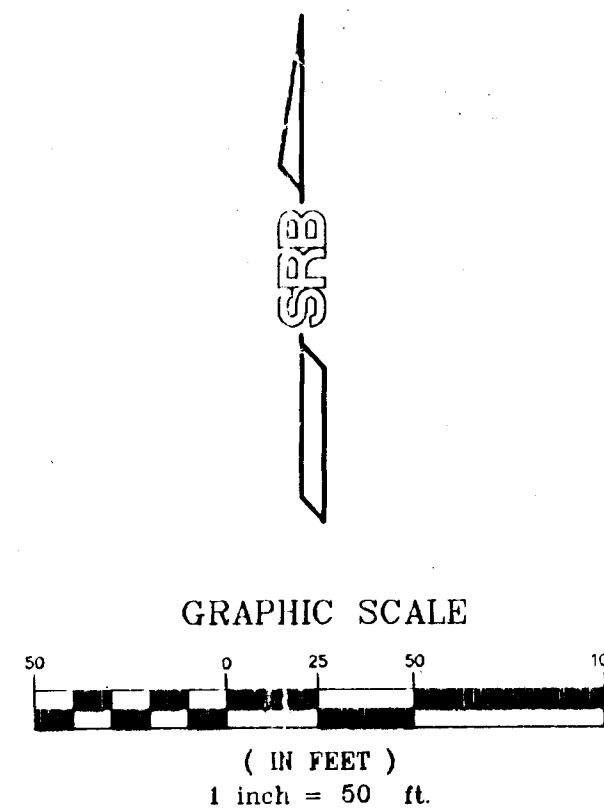
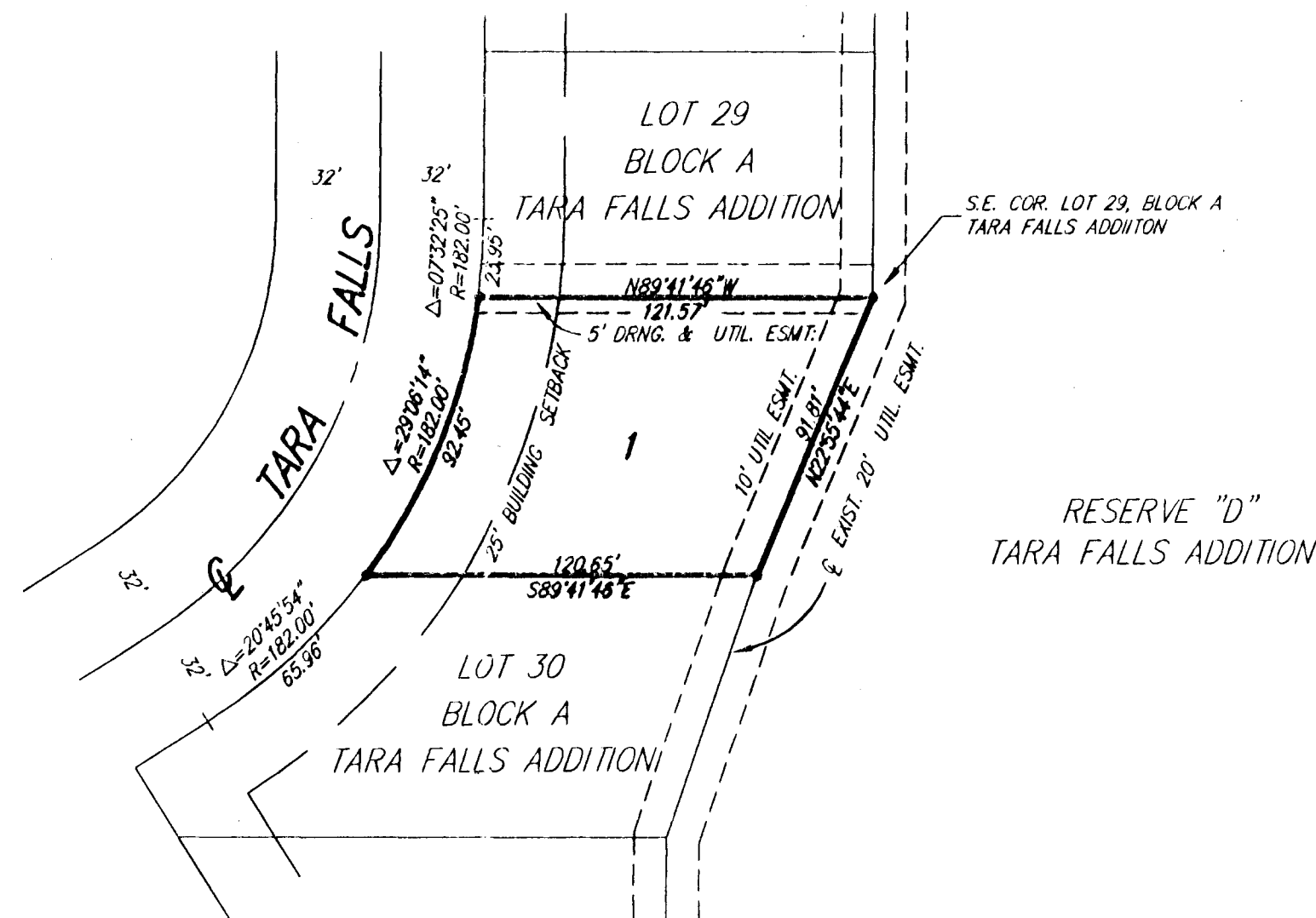


TARA FALLS 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Final facing
received 6-28-00



• = 5/8" REBAR W/SRB CAP (SET)

MINIMUM BUILDING PAD ELEVATION FOR
LOWEST OPENING INTO STRUCTURES = 1336 NGVD

BENCHMARK:

R.R. Spike in Utility Pole, 48' West and 40'
South of the S.W. Cor. Sec. 27, T27S, R2E
Elev. 1344.59 NGVD

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "TARA FALLS 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of:

A portion of Reserve D, lying between Lots 29 and 30, Block A, Tara Falls Addition, Sedgwick County, Kansas, described as beginning at the S.W. Corner of said Lot 29; thence S89°41'46" E, 121.57 feet to the S.E. Corner of said Lot 29; thence S22°55'44" W, 91.81 feet to the N.E. Corner of said Lot 30; thence N89°41'46" W, 120.65 feet the N.W. Corner of said Lot 30; thence northerly, along the westerly line of said Reserve D, (being a curve, having a radius of 182 feet), 92.45 feet to the place of beginning.

All being situated in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 34, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date 23 June 2000 Savoy, Ruggles & Bohm, P.A.
Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "TARA FALLS 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for drainage purposes and the construction and maintenance of all public utilities. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater. The Minimum Pad Elevation for lowest opening is as shown on the face of the plat.

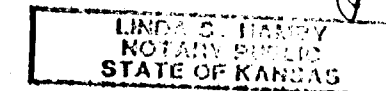
Tara Falls Homeowners Association a/k/a
Tara Fall Homeowners Association

Gene Vitarelli
Gene Vitarelli President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 23rd day of June, 2000 by Gene Vitarelli, President of Tara Falls Homeowners Association a/k/a Tara Fall Homeowners Association on behalf of the Association.

My App't. Exp. 10-30-03 Linda S. Hamby Notary Public



We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "TARA FALLS 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Commerce Bank, N.A.

John M. Fozzee
John M. Fozzee Senior Vice President

This plat of "TARA FALLS 2ND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this day of , 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this day of , 2000.

Bob Knight Mayor

Pat Burnett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 27th day of June, 2000.

Tricia L. Robello Deputy County Surveyor
Tricia L. Robello, LS #1246

Entered on transfer record this day of , 2000.

James Alford County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of , 2000, at o'clock M. and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 26th day of June, 2000, by John M. Fozzee, Senior Vice President of Commerce Bank, N.A., on behalf of the Bank.

Kathleen Laubhan Notary Public



924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb

316-264-8008
FAX 264-4621
E-mail: srbofeist.com

DWG FILE: 01636P-R.J.
PROJECT NO. 00001636P

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING



Wichita-Sedgwick County Metropolitan Area Planning Department

May 25, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2000-29 -- One-Step Final Plat of TARA FALLS SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 19, 2000.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

May 19, 2000

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2000-29 -- One-Step Final Plat of TARA FALLS SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. Existing petitions for sewer, water, paving and sidewalk improvements have been submitted with the Tara Falls Addition. County Engineering needs to comment on the need for any new guarantees or easements. A sanitary sewer layout is requested. New City and County petitions are required.
- B. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- F. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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T 316.268.4421 F 316.268.4390

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- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 25, 2000, at 1:00 p.m.

STAFF REPORT

(One-Step Final Plat Approved 5/18/00)

CASE NUMBER: SUB 2000-29 -- TARA FALLS 2ND ADDITION

OWNER/APPLICANT: Tarra Fall Homeowner Association, 321 Montbella, Wichita, KS 67230

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South of Harry Street, West of 127th Street East

SITE SIZE: .23 Acres

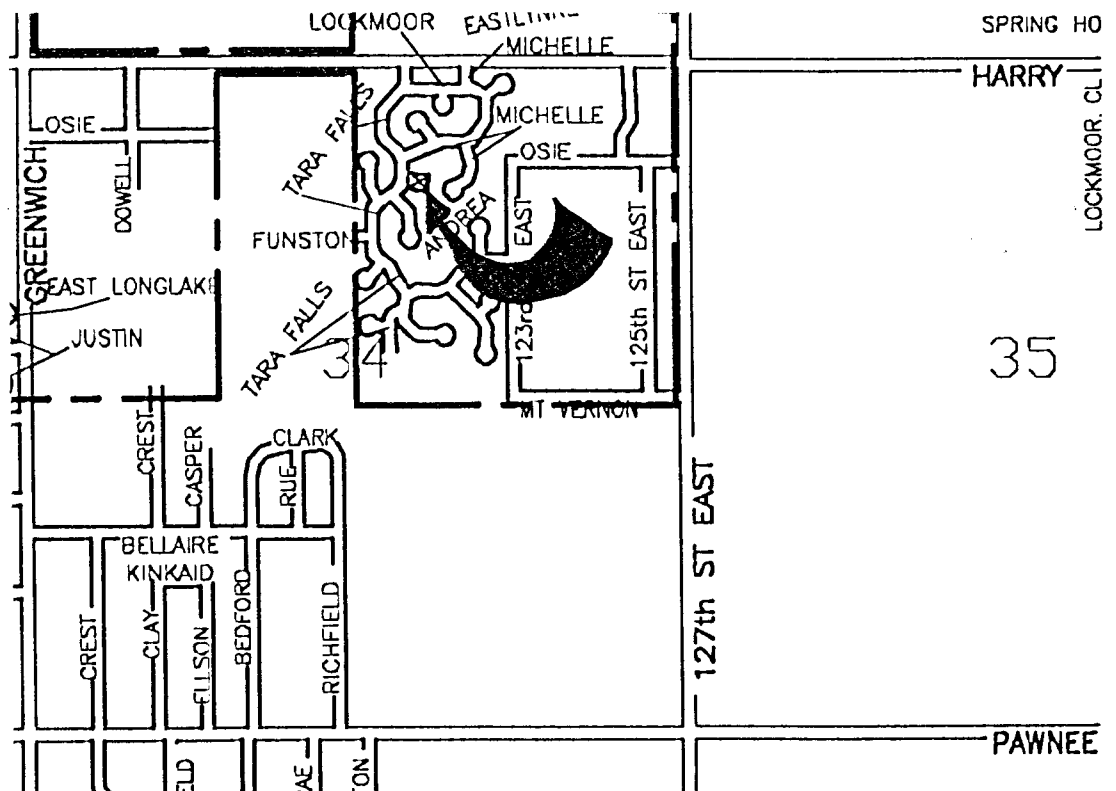
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 9,906 Sf. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

SUB 2000-29 -- One-Step Final Plat of TARA FALLS 2ND ADDITION
May 25, 2000 - Page 2

Note: This is a replat of a Reserve D, of the Tara Falls Addition to create an additional residential lot.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. Existing petitions for sewer, water, paving and sidewalk improvements have been submitted with the Tara Falls Addition. County Engineering needs to comment on the need for any new guarantees or easements. *A sanitary sewer layout is requested. New City and County petitions are required.*
- B. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- F. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
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SUB 2000-29 -- One-Step Final Plat of TARA FALLS 2ND ADDITION
May 25, 2000 - Page 3

- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
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